

064.A

0002

0025.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

852,500 / 852,500

USE VALUE:

852,500 / 852,500

ASSESSED:

852,500 / 852,500

**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

| No | Alt No | Direction/Street/City |
|----|--------|------------------------|
| 25 | | RANGELEY RD, ARLINGTON |

| OWNERSHIP | Unit #: |
|----------------------------------|---------|
| Owner 1: SOKOLOFF DANIEL C & TAI | |
| Owner 2: | |
| Owner 3: | |

| |
|--------------------------|
| Street 1: 25 RANGELEY RD |
| Street 2: |

| |
|-------------------------------|
| Twn/Cty: ARLINGTON |
| St/Prov: MA Cntry: Own Occ: Y |
| Postal: 02474 Type: |

| PREVIOUS OWNER |
|-----------------------------|
| Owner 1: LOMBARDI KEITH E - |
| Owner 2: - |
| Street 1: 75 BARTLETT AVE |
| Twn/Cty: ARLINGTON |
| St/Prov: MA Cntry: |
| Postal: 02474 |

| NARRATIVE DESCRIPTION |
|--|
| This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2012, having primarily Vinyl Exterior and 2341 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 14 Rooms, and 8 Bdrooms. |

| OTHER ASSESSMENTS |
|---------------------------------|
| Code Descrip/No Amount Com. Int |

| PROPERTY FACTORS | | | | | | |
|------------------|------|-------------|-----|---------|------|-------------|
| Item | Code | Description | % | Item | Code | Description |
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102 | Condo | | 0 | Sq. Ft. | Site | | | 0 | 0. | 0.00 | 7292 | | | | | | | | | | | | | | | | |

| IN PROCESS APPRAISAL SUMMARY | | | | | | | | | | Legal Description | | | | User Acct | | |
|------------------------------|--|--|--|--|--|--|--|--|--|-------------------|---------------------------------------|------------|----------------|-------------|--|--|
| Use Code | | | | | | | | | | Land Size | Building Value | Yard Items | Land Value | Total Value | | |
| 102 | | | | | | | | | | 0.000 | 852,500 | | | 852,500 | | |
| Total Card | | | | | | | | | | 0.000 | 852,500 | | | 852,500 | | |
| Total Parcel | | | | | | | | | | 0.000 | 852,500 | | | 852,500 | | |
| Source: Market Adj Cost | | | | | | | | | | | Total Value per SQ unit /Card: 364.16 | | /Parcel: 364.1 | | | |
| Entered Lot Size | | | | | | | | | | | | | | | | |
| Total Land: | | | | | | | | | | | | | | | | |
| Land Unit Type: | | | | | | | | | | | | | | | | |

| PREVIOUS ASSESSMENT | | | | | | | | | | Parcel ID | | 064.A-0002-0025.0 | |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|--|-------------------|--|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date | | | |
| 2020 | 102 | FV | 837,800 | 0 | . | . | 837,800 | 837,800 | Year End Roll | 12/18/2019 | | | |
| 2019 | 102 | FV | 818,400 | 0 | . | . | 818,400 | 818,400 | Year End Roll | 1/3/2019 | | | |
| 2018 | 102 | FV | 747,100 | 0 | . | . | 747,100 | 747,100 | Year End Roll | 12/20/2017 | | | |
| 2017 | 102 | FV | 672,800 | 0 | . | . | 672,800 | 672,800 | Year End Roll | 1/3/2017 | | | |
| 2016 | 102 | FV | 672,800 | 0 | . | . | 672,800 | 672,800 | Year End | 1/4/2016 | | | |
| 2015 | 102 | FV | 642,600 | 0 | . | . | 642,600 | 642,600 | Year End Roll | 12/11/2014 | | | |

| SALES INFORMATION | | | | | | | TAX DISTRICT | | | | PAT ACCT. | | | |
|-------------------|-----------|------|-----------|-----------|------------|----|--------------|-------|-------|--|-----------|--|--|--|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes | | | | | |
| LOMBARDI KEITH | 61195-33 | | 2/13/2013 | | 650,000 | No | No | | | | | | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------|--------|---------|--------|-----|------------|----------|------------|---------|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| Date | Result | By | Name |
|-----------|-----------|-----|--------|
| 7/24/2018 | Measured | DGM | D Mann |
| 3/19/2014 | NEW CONDO | PC | PHIL C |

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

